

**OUR 10+ FAVORITE FEATURES**  
4417 Swift Cir, Valrico, FL 33596

- \* Huge potential to own a 4/3/3 + STUDY + POOL home on the GOLF COURSE with a super view, great privacy & an open feel - needs cleaning & repairs - \$40,000 below market.
- \* 1997 – 2,868 Heated & 3,949 Total Sq/Ft.
- \* Formal LIVING ROOM with front view and wooden flooring – also in the FAMILY & DINING ROOMS.
- \* Stunning open plan FAMILY ROOM with fireplace.
- \* Open Plan KITCHEN with Corian counters, Island & closet pantry.
- \* DINNETTE with Golf Course view.
- \* DINING ROOM with super back view.
- \* Large MASTER BEDROOM with sliding doors onto Patio / Pool / Lanai area.
- \* Extra large covered back PATIO with Kitchen / Barbeque.
- \* Home set well back from the Golf Green.
- \* Good sized BEDROOMS 2 & 3 onto 'Jack & Jill' BATHROOM 2.
- \* Guest BEDROOM 4 with access to guest BATHROOM 3.
- \* Separate LAUNDRY.
- \* 3 Car attached GARAGE.
- \* **Directions:** From Bloomingdale (by the YMCA) go South on Culbreath & take a 4<sup>th</sup> right into Delemere Ct & a 1<sup>st</sup> right into Swift Cir ~ Swift makes a left turn & then go to the end.